







**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Becky Culpepper, P.E.

**DATE:** 7/11/2007

**Address:** Pape Dawson Engineering.  
555 East Ramsey  
San Antonio, Texas 78216

**FROM:** Richard Carrizales, Senior Engineering Technician

**COPIES TO:** File

**SUBJECT:** # 07-013

**Name:** Parkside Village PUD

The plat or plan referenced above was heard by the

☒ Planning Commission

☐ Director of Development  
Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Richard Carrizales @ 207-8050

**Approved with the following Conditions:**

**CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**DSD – Traffic Impact Analysis & Streets** approves with the following conditions:

- The following requirements and off-site improvements are necessary and shall be provided by the developer, on and before the completion of the Parkside Village, at no cost to the City of San Antonio. Several locations are expected to meet or exceed the City of San Antonio threshold requirement (60 vph) for a right-turn lane. The location are as follows:
  1. Eastbound Wurzbach Parkway at Gated Entry “A”
  2. Southbound NW Military Hwy. at Gated Entry “B”
- Design the right-turn deceleration lanes using the guidelines presented in the latest edition of the Texas Department of Transportation’s (TxDOT) Roadway Design Manual.
- Provide clear-sight distance at each roadway to provide adequate, obstruction free-viewing distances for approaching traffic. No signage, landscaping and improvements should obstruct clear-sight distance areas.
- The City of San Antonio and TxDOT have been involved in discussions regarding the proposed signal locations at Gated Entry “B” and Driveway 5 (approximately 1200 feet north of Gated Entry “B”) on NW Military Highway/FM 1535. Because the location and spacing of these signals is set at these intersections, traffic signals warrant study was not performed for either location as part of this study.

If you have any questions please contact Nicolas V. Fernandez at 210-207-0282

**Parks and Recreation Department** approves with the following conditions:

Parkside Village is a proposed subdivision with 526 residential units, composed of 325 single-family units and 201 multi-family units. UDC Section 35-503, Table 503-1 states that Planned Unit Developments are required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 7.5 acres. This subdivision provides 8.6 acres of park/open space dedication.

- The parkland provided shall be shown as “Park” or “Open Space” on a plat; UDC Section 35-503(e) Designation of Parkland.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC Section 35-503(e) Designation of Parkland.
- Parkland dedication must be platted by the second phase of residential development; UDC Section 35-503(f) Development Phasing.

If you have any questions please contact David Clear at 210-207-4091.

**Historic Preservation** approves with the following conditions:

- The Texas Sites Atlas indicates an archaeological site previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since March 18, 2007 may be omitted and the report for the previous study may be submitted for that area. Law both the HPO and SHPO allowed 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

**Storm Water Engineering** approves with the following conditions:

To facilitate future review of the plats, please address all comments below for MDP #009-07 and PUD #07-013. The following comments shall be addressed at the platting stage(s).

- General: For resubmittal involving changes to hydrology or hydraulics, please provide a complete resubmittal report to better facilitate review.
- General: MDP report has referenced the calculations within a Stormwater reports for various plats, please provide the Stormwater reports for the referenced plats.
- General: The report references hydrology done by Rust Lichlitter/Jameson in 1995, please provide all pertinent sections of this report/plans.
- To facilitate review, please clarify how sheet flow time of concentration is combined with channel flow time of concentration for existing conditions for drainage area N1, N2 and N4.

- Drainage Area N1: Please clarify the location of 1.38 acres of commercial impervious cover noted in the for existing conditions calculations.
- Please use City of San Antonio UDC rainfall intensities and corresponding flows for the hydrologic calculations for N4 detention basin. To facilitate review, please also label calculations for N4 detention basin.
- For calculation of existing condition hydrology within Appendix H, please revise existing conditions to match 2007 aerial map provided. Please also provide all necessary supporting documentation for HEC-HMS models.
- Per City of San Antonio UDC, please provide 2000' downstream adverse impact analyses for plats where detention is not proposed.
- The revised Boss HEC-2 model provided for Wurzbach Parkway has output flows that do not match the input flow, please revise and/or clarify.

We shall continue our review pending receipt of the complete resubmittal. Additional comments may follow based on the new information.

If you have any questions please contact Jonn Kusch at 210-207-8494